



SUMMARY
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2.1.1 Stucco

CRACKING: MODERATE

Moderate Concern

Moderate cracking on the stucco at the exterior observed in areas. It is recommended that a qualified, professional repair and evaluate these areas.

Recommendation
Contact a qualified professional.



2.1.2 Stucco

PATCHING PRESENT

Minor Concern

consult seller for past repaired areas

Recommendation
Contact a qualified professional.



2.2.1 Siding

UNFINISHED REPAIRS

Moderate Concern

FRONT

service recommended

Recommendation
Contact a qualified professional.



2.3.1 Weep Screeds
CHIPPING / WORN

 Moderate Concern

Exposed areas of weep screed due to stucco chipping – recommend servicing/covering these areas

Recommendation
Contact a qualified professional.



2.4.1 Eaves & Fascia
MODERATE DETERIORATION OBSERVED

 Moderate Concern

Moderate deterioration was observed at portions of the roof trim and exposed wood surfaces. These areas are subject to weathering, and without routine sealing or painting, the materials can continue to deteriorate over time. It is recommended that all similar roof-edge materials be evaluated and maintained by a qualified professional to help prevent hidden or future damage.

Recommendation
Contact a qualified professional.



2.6.1 Wood Trim
WEATHERING

 Minor Concern

Cracking and staining present – typical for age and weather exposure – recommend maintenance

Recommendation
Contact a qualified professional.



3.1.1 Driveways and Walkways

HEAVY CRACKING

 Major Concern

POOL AREA

During the inspection, the inspector noted significant cracking on certain concrete surfaces that would benefit from repair. Addressing these cracks in a timely manner will help maintain the structural integrity and aesthetics. We recommend considering repair measures by a qualified professional to prevent any potential further issues.

Recommendation

Contact a qualified concrete contractor.



3.1.2 Driveways and Walkways

WALKWAY DISPLACEMENT

 Moderate Concern

Walkway surfaces were observed to be uneven, displaced, or uplifted, presenting a potential tripping hazard. Repair is recommended to reduce the risk of injury and maintain safe walking conditions.

Recommendation

Contact a qualified professional.



3.1.3 Driveways and Walkways

DRIVEWAY DISPLACEMENT

 Moderate Concern

Driveway displacement/uplifted/uneven areas . The inspector recommends repair to prevent pedestrian hazards, vehicle damage and drainage issues.

Recommendation
Contact a qualified driveway contractor.



3.6.1 Exterior Plumbing and Faucets
ANTI-SIPHON DEVICE RECOMMENDED

 Moderate Concern

Recommend installing
Recommendation
Contact a qualified professional.

3.6.2 Exterior Plumbing and Faucets
**GALVANIZED PIPING OBSERVED /
HOSE BIB NOTE FUNCTIONAL**

 Moderate Concern

Galvanized water piping present – recommend complete water distribution system evaluation beyond the scope of this inspection due to age/type

Recommendation
Contact a qualified professional.



3.8.1 Main Water Valve
RUST PRESENT

 Moderate Concern

recommend consult with a Licensed Plumbing Contractor to determine and correct the cause of the issue

Recommendation
Contact a qualified professional.



3.9.1 Water Pressure
HIGH WATER PRESSURE

 Moderate Concern

Recommend evaluation/ servicing by licensed plumber to ensure the appropriate water pressure needed in order to sustain a long lifespan of your plumbing fixtures and distribution piping/lines.

Recommendation
Contact a qualified professional.



3.11.1 Fencing and Walls

MORTAR JOINT CRACKING OBSERVED

 Moderate Concern

Cracking and separation were observed at the mortar joints of the block wall. This condition is typically due to age, thermal expansion, soil movement, or settling and may allow for moisture intrusion or further structural displacement over time if not properly sealed and maintained. It is recommended that a qualified masonry or structural contractor evaluate and repair the affected areas to prevent continued deterioration and ensure stability of the wall

Recommendation
Contact a qualified professional.



3.11.2 Fencing and Walls

LEANING \ LOOSE

Repair recommended for stability

Recommendation
Contact a qualified professional.

 Moderate Concern



3.11.3 Fencing and Walls

METAL/IRON FENCE DAMAGED

needs to be service

Recommendation
Contact a qualified professional.

 Moderate Concern



3.11.4 Fencing and Walls
WOOD DETERIORATION

service recommended

Recommendation
Contact a qualified professional.

 Moderate Concern



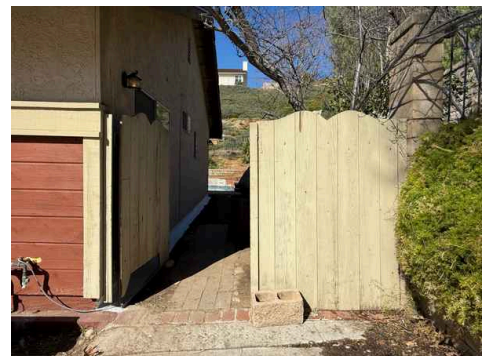
3.12.1 Gates
GATE IS DAMAGED

EAST

in need of repair

Recommendation
Contact a qualified professional.

 Moderate Concern



3.14.1 Sprinklers
POOR WIRING INSTALLATION

FRONT

Needs servicing

Recommendation
Contact a qualified professional.

 Moderate Concern



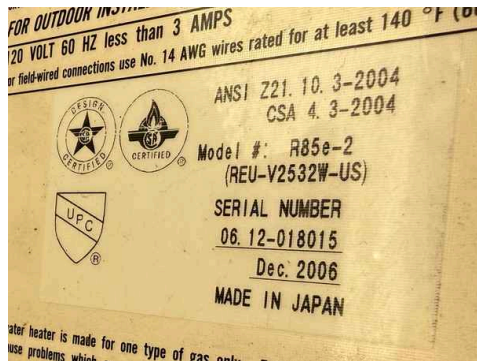
4.1.1 Condition

OLDER UNIT: SHORT LIFESPAN

Moderate Concern

Unit old and appears to be nearing end of useful life – we recommend that you budget for a replacement

Recommendation
Contact a qualified professional.

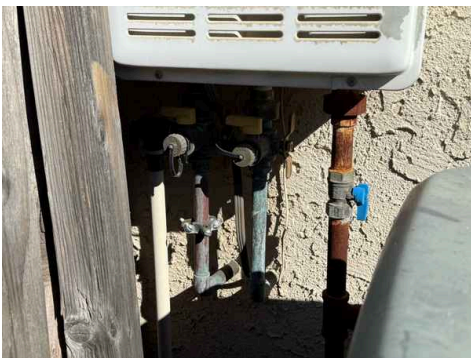


4.4.1 Gas Supply Valves and Pipes
OLDER MATERIALS OBSERVED

Minor Concern

Recommend upgrading any older gas tank plumbing/ valves to the ensure longevity

Recommendation
Contact a qualified professional.



5.2.1 Walls
LARGE HOLES

Major Concern

Recommend evaluation/ repair

Recommendation
Contact a qualified professional.

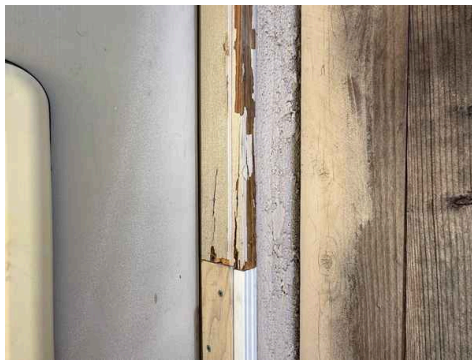


5.8.1 Exterior Doors
DAMAGED TRIM

Moderate Concern

Service recommended

Recommendation
Contact a qualified professional.



5.13.1 Electrical
SOME LIGHTS NOT FUNCTIONING

Minor Concern

Recommend checking bulbs, if issue persists contact a qualified electrician for evaluation

Recommendation
Contact a qualified professional.



5.13.2 Electrical
USING EXTENSION CORD FOR POWER

Moderate Concern

Extension cords are not considered permanent wiring and may not perform safely with long term use - recommend servicing

Recommendation
Contact a qualified electrical contractor.



5.14.1 GFCIs

NON INSTALLED/ VISIBLE

Moderate Concern

Inspector does not test standard outlets for GFCI function, if no GFCI outlet is present it is recommended that the outlets in the garage be GFCI protected for increased safety

Recommendation
Contact a qualified professional.

6.3.1 Insulation

EVIDENCE : PESTS

Moderate Concern

Signs of pest activity were observed in the attic, such as droppings, nesting materials, or disturbed insulation. Pest intrusion can cause damage to insulation, wiring, and structural components. A licensed pest control specialist should evaluate the attic, address any active infestations, and seal potential entry points to prevent recurrence

Recommendation
Contact a qualified professional.



6.3.2 Insulation

GAPS IN INSULATION – SERVICE RECOMMENDED

Moderate Concern

Recommendation
Contact a qualified professional.



6.4.1 Electrical

UNSECURED WIRING/ELECTRICAL

Moderate Concern

Recommend service to prevent any issues with the electrical wiring in the attic space, a qualified professional should secure the wiring properly to ensure efficiency and safety

Recommendation
Contact a qualified professional.



7.1.1 Condition

BROKEN TILE(S) OBSERVED

 Major Concern

Broken/Cracked tile(s) observed. A licensed roofer needs to evaluate and repair as needed

Recommendation
Contact a qualified professional.



7.4.1 Gutters and Down Spouts

NONE PRESENT

 Minor Concern

recommend gutters on all feasible sides of the structure/roof areas to help to divert water away from the structure

Recommendation
Contact a qualified professional.

7.5.1 Patio and Porch

WOOD DETERIORATION OBSERVED

 Major Concern

Recommend evaluation and repair as needed

Recommendation
Contact a qualified professional.



7.5.2 Patio and Porch
NUMEROUS CRACKED TILES – SERVICE RECOMMENDED
Recommendation
Contact a qualified professional.

 Moderate Concern



7.6.1 Chimneys
CHIMNEY CAP IS CRACKED IN AREAS – RECOMMEND REPAIRS AND SEALING ALL AREAS TO PREVENT MOISTURE ENTRY
Recommendation
Contact a qualified professional.

 Moderate Concern



8.2.1 Breaker Amp Capacity

100 AMP



Minor Concern

While common for many structures This might be considered low capacity for today's electrical uses consider upgrading services

Recommendation

Contact a qualified professional.

8.3.1 Breakers

MIXED BRANDS IN PANEL



Moderate Concern

Mixing breaker brands in an electrical panel can be a hazard. If not specifically allowed per the manufacturer standards or recommendations. The inspector recommends that a licensed electrician, install the breakers that are appropriate for the brand of this panel and load center

Recommendation

Contact a qualified professional.



8.5.1 Sub Panels

WORN/ OLDER PANEL

POOL



Minor Concern

Consider evaluation to upgrade to a more efficient panel based on the age of the materials observed. With older panels, connections may be loose, breakers may be worn, and effectiveness may be hindered.

Recommendation

Contact a qualified professional.



8.8.1 Gas Pipes and Valves

SIGNIFICANT RUSTING



Moderate Concern

Repair/ treatment recommended

Recommendation

Contact a qualified professional.



9.1.1 Smoke Detectors

MISSING

BEDROOMS

Needs to be installed

Recommendation

Contact a qualified professional.



10.2.1 GFCIs

NO GFCI VISIBLE / STANDARD OUTLET ONLY



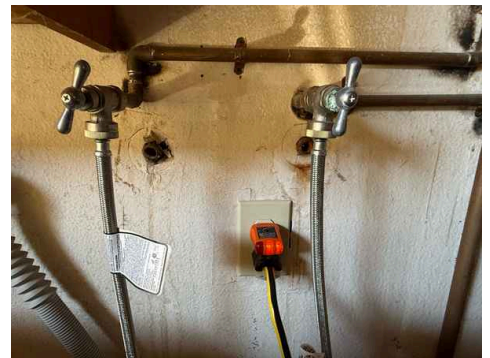
Moderate Concern

While GFCI outlets may not be required for all circumstances. It is recommended that a GFCI outlet be installed within 6 feet of any area that could potentially expose the outlet to moisture (drainpipes are a good example) . Recommend GFCI

Because the inspector does not test for GFCI outlets unless there is a reset/ test button. It is not possible to fully confirm that there is no GFCI protection at these receptacles. If GFCI protection is present , it is recommended that there be labeling for the protected outlets.

Recommendation

Contact a qualified professional.



11.3.1 Plumbing

CORROSION/ DISCOLORATION PRESENT



Moderate Concern

corrosion or discoloration can indicate an issue with drainage, issues with the materials, this should be addressed and repaired by a qualified plumber who is licensed

Recommendation

Contact a qualified professional.



11.5.1 GFCIs

RECOMMEND UPGRADING ALL RECEPTACLE TO GFCI PROTECTION WITHIN 6 FEET OF ALL POTENTIAL WET LOCATIONS

 Minor Concern

Unless the receptacle is on a circuit dedicated for a specific appliance.

Recommendation

Contact a qualified professional.



11.7.1 Garbage Disposals

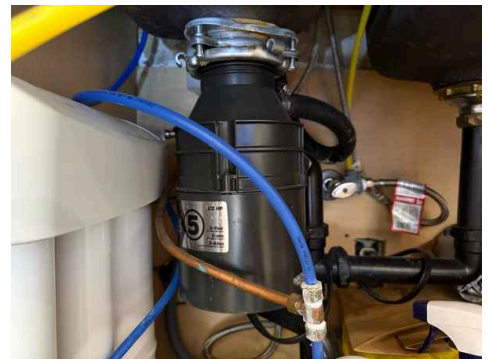
NOT OPERATING

 Major Concern

The disposal was tested with normal operating controls and did not properly operate at the time of the inspection. It is recommended that a qualified professional, evaluate and repair or replace as needed

Recommendation

Contact a qualified professional.



12.2.1 Sinks

DRAIN OPERATED SLOWLY

 Moderate Concern

MASTER BATHROOM

May be clogged, service recommended to clear drain, contact qualified professional if issue persists to evaluate drain system

Recommendation

Contact a qualified professional.



12.4.1 GFCIs

STANDARD OUTLET PRESENT

 Moderate Concern

MASTER BATHROOM

One or more bathroom outlets did not have visible GFCI test/reset buttons. The inspector does not verify GFCI protection unless test/reset controls are present at the outlet. Recommend consulting the seller regarding GFCI locations and having a licensed electrician verify proper protection

Recommendation
Contact a qualified professional.



12.7.1 Showers
SHOWER HEAD ATTACHMENTS LEAKS WHEN OPERATING – SERVICE RECOMMENDED

Recommendation
Contact a qualified professional.

Moderate Concern



12.8.1 Shower Walls
SHOWER PAN IS IN A WORN/STAINED/OLDER CONDITION – TYPICAL FOR THE AGE – RECOMMEND ROUTINE GROUT AND SEALER MAINTENANCE

Recommendation
Contact a qualified professional.

Moderate Concern



12.9.1 Enclosures / Shower doors
HOLES PRESENT

HALLWAY BATHROOM

Possible moisture escape points – service recommended

Recommendation
Contact a qualified professional.

Moderate Concern



12.10.1 Exhaust Fans
EXHAUST FAN NOISY

MASTER BATHROOM

Service recommended

Recommendation

Contact a qualified professional.

 Moderate Concern



13.4.1 Floor Conditions
OPEN SEAMS/ GAPS PRESENT

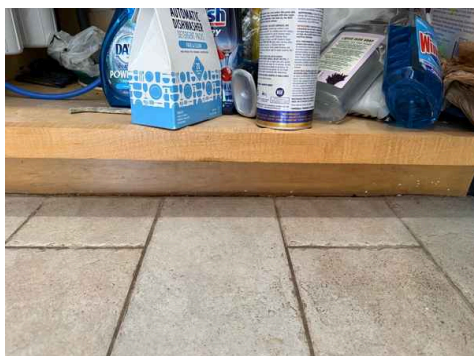
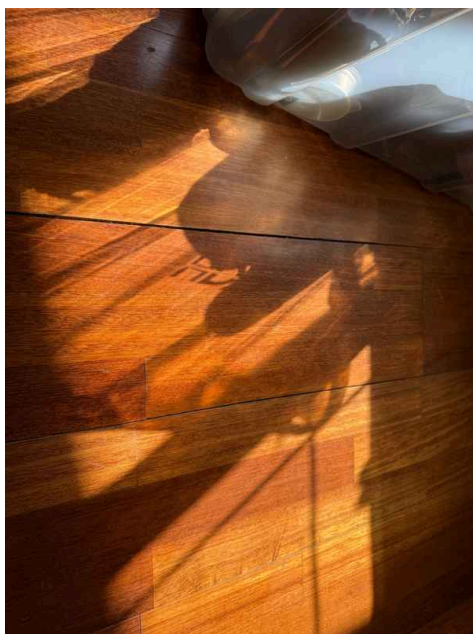
FAMILY ROOM, KITCHEN

Recommend flooring contractor to remediate for longevity of the flooring materials and efficiency and to prevent moisture intrusion in bathrooms, laundry rooms, and kitchens

Recommendation

Contact a qualified professional.

 Moderate Concern



13.4.2 Floor Conditions
WOOD FINISH FADED

FAMILY ROOM

Service recommended

Recommendation
Contact a qualified professional.

 Moderate Concern



13.4.3 Floor Conditions
MOISTURE DAMAGE – SERVICE RECOMMENDED

FAMILY ROOM

Recommendation
Contact a qualified professional.

 Moderate Concern



13.4.4 Floor Conditions
FLOOR COVERING MATERIALS NOT INSTALLED

Service recommended

 Moderate Concern



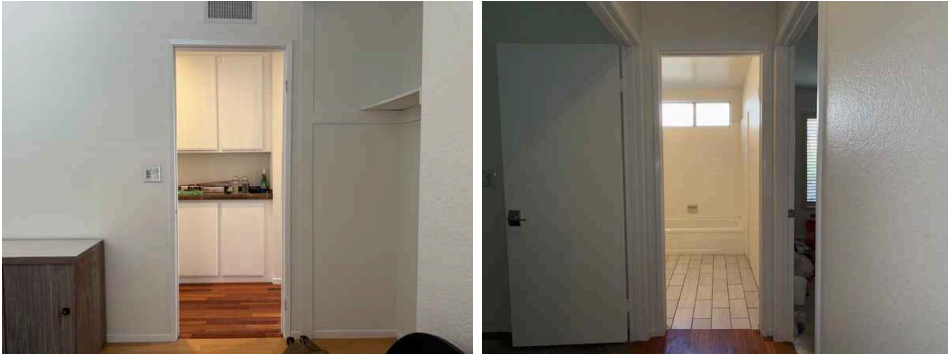
13.5.1 Doors
DOOR NOT INSTALLED

HALLWAY BATHROOM , NORTH BEDROOM

Recommend servicing

Recommendation
Contact a qualified professional.

 Moderate Concern



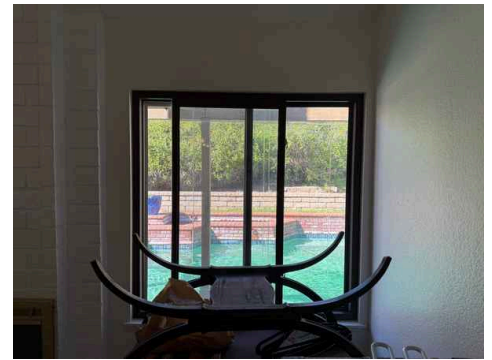
13.6.1 Window Conditions
DIFFICULT TO OPERATE OR SLIDE

LIVING ROOM

Recommend service / repair as needed

Recommendation
Contact a qualified professional.

 Moderate Concern



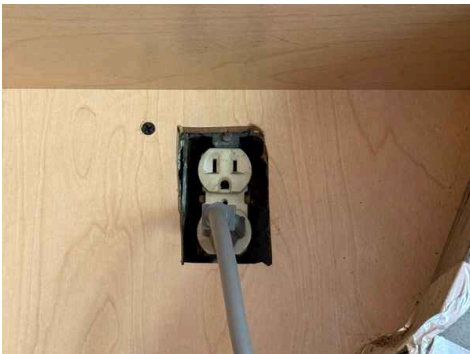
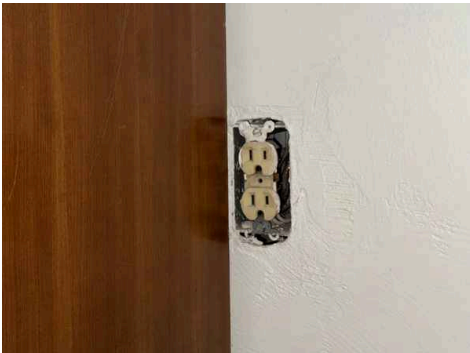
13.8.1 Electrical
OUTLET COVER MISSING

THROUGHOUT THE HOUSE

A qualified professional should replace outlet covers

Recommendation
Contact a qualified professional.

 Major Concern



13.8.2 Electrical
JUNCTION BOX MISSING COVER

 Moderate Concern

LIVING ROOM

Service recommended

Recommendation
Contact a qualified professional.



13.9.1 Sliding Glass Doors
DIFFICULT TO SLIDE/OPERATE

 Moderate Concern

FAMILY ROOM

service recommended

Recommendation
Contact a qualified professional.



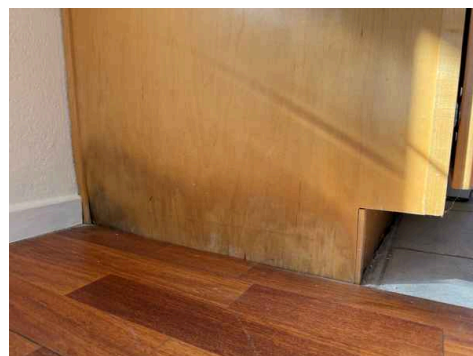
13.11.1 Cabinets
STAINED/BLISTERED AREA(S)

 Moderate Concern

KITCHEN

Needs repair / evaluation

Recommendation
Contact a qualified professional.



13.11.2 Cabinets
MOISTURE DAMAGE

 Moderate Concern

The inspector observed evidence of moisture damage in the cabinet areas, it is recommended that a qualified professional repair as needed

Recommendation
Contact a qualified professional.



13.13.1 Closets

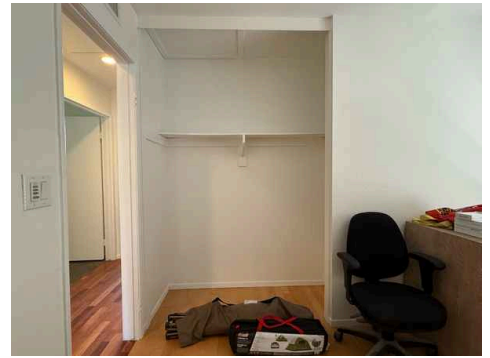
BYPASS DOORS NOT ALIGNED

WEST BEDROOM

Recommend service

Recommendation

Contact a qualified professional.



13.13.2 Closets

BYPASS DOORS DIFFICULT TO OPERATE – SERVICE RECOMMENDED

MASTER BEDROOM

Recommendation

Contact a qualified professional.



13.15.1 Fireplaces

NO DAMPER STOP CLAMP

Required for cosmetic gas logs, fire-glass or other cosmetic fire system that uses gas at the primary fuel. The clamp is a device that keeps the damper door from closing completely to prevent gas leaks into the interior space.

Recommendation

Contact a qualified professional.



13.15.2 Fireplaces

GAS LOG LIGHTER DETERIORATED – SERVICE RECOMMENDED

Recommendation

Contact a qualified professional.



13.20.1 Smoke Detectors

MISSING

BEDROOMS

needs to be installed

Recommendation

Contact a qualified professional.

 Major Concern

14.1.1 Air Conditioning Compressors

OLDER UNIT: SHORT LIFESPAN

 Moderate Concern

The HVAC unit observed appears to be older. Due to age, increased likelihood of maintenance needs, repairs, or potential failure should be anticipated. A qualified HVAC professional is recommended to perform a more detailed evaluation and provide preventative maintenance, with repair or replacement as needed

Recommendation

Contact a qualified professional.



14.3.1 Heaters

OLDER UNIT SHORT LIFESPAN

 Moderate Concern

Due to the age of the unit and observed conditions, it is recommended that a qualified HVAC professional evaluate the unit for possible replacement. It is the opinion of the inspector that this unit has a short lifespan. It requires maintenance, repair, possible replacement.

Recommendation

Contact a qualified professional.



14.6.1 Gas Supply Valves and Pipes
NO SEDIMENT TRAP AT GAS SUPPLY

 Moderate Concern

May have not been required at time of original installation But is recommended

Recommendation
Contact a qualified professional.



14.11.1 Filters

DIRTY FILTER

 Moderate Concern

The HVAC system filter was observed to be dirty and in need of replacement. A clogged filter can restrict airflow, reduce system efficiency, and place unnecessary strain on the equipment. The filter should be replaced, and regular filter maintenance is recommended per manufacturer guidelines.

Recommendation
Contact a qualified professional.

16.1.1 Gates & fencing – SAFETY

THE POOL/SPA DOES NOT HAVE A FENCED OR GATED ENCLOSURE

 Major Concern

Recommended so that it separates or isolates the pool or spa area from the home or structure – we advise you to consult with a licensed pool contractor to evaluate all safety needs for this pool or spa

Recommendation
Contact a qualified professional.

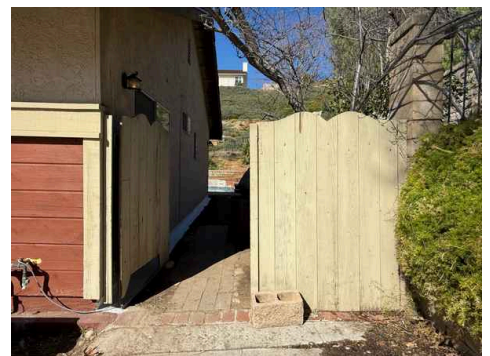
16.1.2 Gates & fencing – SAFETY

THE POOL/SPA ENCLOSURE ACCESS DOOR/GATE

 Moderate Concern

Does not properly self close and latch – this is a safety concern

Recommendation
Contact a qualified professional.



16.1.3 Gates & fencing – SAFETY

GATE SWINGS WRONG WAY (TOWARDS POOL/SPA) – RECOMMEND HAVING ALL ACCESS GATES ADJUSTED TO SWING AWAY FROM THE POOL/SPA

 Moderate Concern

Recommendation
Contact a qualified professional.



16.1.4 Gates & fencing – SAFETY

MISSING AUDIBLE DOOR ALARMS – FURTHER EVALUATION IS ADVISED FOR SAFETY

Moderate Concern

Recommendation

Contact a qualified professional.

16.1.5 Gates & fencing – SAFETY

A SAFETY COVER IS NOT PRESENT AT THE POOL/SPA – WE ADVISE YOU TO CONSULT WITH A LICENSED POOL CONTRACTOR TO EVALUATE ALL SAFETY NEEDS FOR THIS POOL OR SPA

Moderate Concern

Recommendation

Contact a qualified professional.

16.1.6 Gates & fencing – SAFETY

NO VISIBLE WATER ALARM PRESENT – WE ADVISE YOU TO CONSULT WITH A LICENSED POOL CONTRACTOR TO EVALUATE ALL SAFETY NEEDS FOR THIS POOL OR SPA

Moderate Concern

Recommendation

Contact a qualified professional.

16.1.7 Gates & fencing – SAFETY

RECOMMEND LICENSED POOL CONTRACTOR TO EVALUATE ALL ASPECTS OF POOL SAFETY NEEDS

Moderate Concern

Recommendation

Contact a qualified professional.

16.1.8 Gates & fencing – SAFETY

CALIFORNIA LAWS

Minor Concern

California Pool Owners – As of January 1, 2018, pool owners will need to install at least 2 of 7 specified drowning prevention safety features to reduce the serious risk of drowning. (Even if you’re not a California pool owner, keep reading—at Homefront we believe these pool safety standards are excellent guidelines to apply to any pool, anywhere.

Recommendation

Contact a qualified professional.